



November 18, 2024

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20010

**Re: Prehearing Statement – BZA Case No. 21224
530 Penn Street NE (Square 3594, Lot 0006) (the “Property”)**

Dear Chairperson Hill and Members of the Board:

Please accept for filing the enclosed prehearing statement seeking to expand and incorporate both existing tenants at the Property, Songbyrd LLC (“**Songbyrd**”) and Ai Pop Up LLC (“**Ai Pop Up**”), on behalf of UM 500 Penn Street, NE LLC, an affiliate of EDENS Development (the “**Property Owner**”), owner of the Property (collectively, the “**Applicants**”), to update the application for special exception relief for the Property and seek relief for both tenant spaces, pursuant to Subtitle X § 901.1 for eating and drinking establishments with live performance, night club or dance venues and for entertainment, assembly, and performing arts use in the PDR-1 zone under Subtitle U §§ 802.1(c) and (e) (the “**Proposed Use**”). The Prehearing Statement also outlines relief for variance relief pursuant to Subtitle X § 1002.1 from the conditions that the Proposed Use in the PDR-1 zone shall not abut a residential use or a residential zone under Subtitle U §§ 802.1 (c)(2) and (e)(2) and shall not be located within 1,000 feet of any other property containing a live performance, night club, or dance venue under Section U §§ 802.1(c)(3) and (e)(3).

We have attached an authorization letter from Songbyrd and an updated zoning self-certification. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

Meridith Moldenhauer
2001 M Street NW, Suite 500
Washington, D.C. 20036

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Certificate of Service

I hereby certify that on this 18th day of November, 2024, a copy of this Prehearing Statement with attachments was served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 5D
c/o Salvador Saucedo-Guzman, Chairperson
Hector Arbuckle, SMD 5D01
5D05@anc.dc.gov
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